



City of Alameda • California

June 13, 2007

Ms. Lucetta Dunn
Director
Department of Housing and Community Development
PO Box 952053
Sacramento, CA 94252-2053

Ms. Erin Larson
Project Analyst
Governor's Office of Planning and Research
State Clearinghouse
PO Box 3044
Sacramento, CA 95812-3044

Re: City of Alameda Annual Review of General Plan



HOUSING POLICY
DEVELOPMENT, HCD

JUN 19 2007

Dear Ms. Dunn and Ms. Larson

In accordance with California Government Code Section 65400 (b), the City of Alameda submits the enclosed Annual Review of the General Plan for 2005-2006. The Planning Board accepted this report at its June 11, 2007 meeting.

If you have any questions, please do not hesitate to contact me at (510) 747-6880.

Sincerely,

Cynthia Eliason, AICP
Supervising Planner

Encl: Status Report

Planning & Building Department
2263 Santa Clara Avenue, Room 190
Alameda, California 94501-4477
510.747.6800 • Fax 510.747.6804 • TDD 510.522.7538

CITY OF ALAMEDA**Memorandum**

Date: June 11, 2007

To: President Lynch and
Members of the Planning Board

From: Cynthia Eliason
Supervising Planner

Re: Annual Status Report on Implementation of the General Plan

BACKGROUND:

State Government Code Section 65400(b) requires that each city and county planning agency provide an annual report to the legislative body on the status and implementation of its General Plan and the progress in meeting its share of regional housing needs. This report describes the major activities that occurred during the period from January 1, 2005 to December 31, 2006 to update or implement the Alameda General Plan.

DISCUSSION:

The Alameda General Plan includes eight elements: Land Use, City Design, Transportation, Open Space/Conservation, Health and Safety, Airport Environs, Parks and Recreation, Shoreline Access, Schools and Cultural Facilities, and Housing.

1. Land Use Element

The Land Use Element includes policies and diagrams to guide land use decisions and the preparation and adoption of standards, regulations, and codes to regulate private and public developments.

Alameda Point: In 2003, the City adopted the General Plan Amendment for Alameda Point; redesignating the former Naval Air Station Alameda from Federal Facilities to Mixed Use and other land use designations to support reuse and redevelopment. In 2005, the City underwent an additional planning process to create a Preliminary Development Concept for Alameda Point. In 2006, the Master Developer, however, chose not to pursue redevelopment and the City began a new selection process.

Citywide Retail Policies: A Citywide Retail Strategy Report was completed in 2004, and the Planning Board initiated a General Plan Amendment to consider adoption of revised policies for commercial areas. The General Plan Amendment is awaiting the completion of an update to the Economic Development Strategic Plan.

Tree Management Plan, and waste reduction.

5. Parks and Recreation, Shoreline Access, Schools and Cultural Facilities Element

This element provides policies to guide decisions regarding these important public facilities.

In 2006, the City completed construction and opened the new Alameda Free Library.

In 2006, the Alameda Unified School District completed construction of the Ruby Bridges Elementary School. The new school abuts newly developed parkland and under a jointly use agreement the City and School District share the facility.

6. Airport Enviros Element

The Airport Enviros Element contains policies related to the City's concern about the impacts of the Oakland Airport.

During 2005/2006, City representatives continued to work with the Port of Oakland to ensure that their draft Master Plan considers the impacts of Oakland Airport operations and growth on Alameda.

7. Health and Safety Element

The Health and Safety Element includes the mandatory Safety and Noise Elements. This Element includes policies related to seismic, geologic, and soils hazards, fire and flooding, hazardous materials and noise.

In 2004, the City adopted ABAG's Hazard Mitigation Plan. In 2005, the City held an inter-departmental exercise to evaluate the effectiveness of the Emergency Operations Center, and departmental coordination and communications. In 2006, the City started working on developing its own All-Hazard Mitigation Plan as required in the Disaster Mitigation Act of 2000.

8. Housing Element

California law requires each city and county to adopt and update a Housing Element to identify standards and plans for development, conservation and rehabilitation of housing for all income levels of the community. The City of Alameda adopted the 2001-2006 Housing Element in May 2003. The California Department of Housing and Community Development (HCD) conditionally certified the Housing Element in August 2003. The time period covered by the Housing Element was later extended by the State of California to 2007 for all cities and counties.

In 2006, the City hired a consultant to prepare a Density Bonus ordinance compliant with recent State Law changes to the Density Bonus provisions.

Progress through 2006 in meeting the adopted City Housing and Implementation Framework is attached.

City of Alameda - Housing Element 2001-2006
Table II-1

City Housing and Implementation Framework 2001-2006

A. Rehabilitation and Neighborhood Preservation

<u>Action Plan</u>	<u>Target Objective¹</u>	<u>Action Needed</u>	<u>Department</u>	<u>Program Funding</u>	<u>Time Frame</u>	<u>Progress 2006</u>
1. Rehabilitation Programs	Rehabilitation of 7 owner-occupied and 10 renter-occupied units per year (VL, L, E)	Continue programs	Development Services Department (DSD)	CDBG, HOME	2001-2006	6 Owners; 6 renters VL, L
2. State and Federal Rehabilitation Financing Programs	Rehabilitation financing (VL, L)	Review and make application	DSD	Dedicated Housing Funds ²	2001-2006	
3. Senior Housing Project	Rehabilitation of BOQ into 210 units (VL, L, E, M)	Master Developer	DSD	Dedicated Housing Funds/ Section 202/Tax Credits	2005	
4. Self-Help in Rehabilitation	Reduce rehabilitation costs (VL, L)	Continue program	DSD	CDBG	On-going	
5. Minor Home Repair	Minor home repair of 15 units per year (VL, L, M)	Continue program	DSD	CDBG	2001-2006	1 unit: VL
6. Housing in Industrially-Zoned Areas	Identify areas and rezone as appropriate (VL, L, M)	Study and make recommendations	Planning and Building Department (PBD)	General Fund	2001-2002	

¹A (all groups), VL (very low income), L (low income), M (moderate income), E (elderly), FH (female head of household), LF (large family), H (homeless)

² Dedicated Housing Funds: refers to either or a combination of the Affordable Housing Unit/Fee Fund and Redevelopment 20 percent Set Aside Low and Moderate Income Housing Funds from the three project areas (AHP, BWIP, and WECIP)

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

B. Rental and Home Ownership Assistance (continued)

Action Plan	Target Objective	Action Needed	Department	Program Funding	Time Frame	Progress 2006
3. First Time Home Buyer Programs (DPA, CASA)	Continue programs and identify more units for sale for appropriate income	Revise CASA/DPA	DSD	Dedicated Housing Funds	Ongoing	Ongoing
	3 units per year, 2002-2003	Continue Home Buyer Assistance Workshops			4 workshops held in 2006	
	5 units per year, 2004-2006				4 loans closed in 2006	
4. Conservation of At-risk Affordable Units	Preserve 40 family units at Playa Del Alameda (VL, L, M, FH, LF)	Provide deferred loan to owner	HA	HA Funds	2000	Units continue to be preserved
5. Conserve Existing Affordable Units	Acquire and rehabilitate properties (VL, L, M, FH, LF)	Identify available and financially feasible properties	DSD	Dedicated Housing Funds	2001-2006	
6. Alameda County Mortgage Credit Certification Program (MCC)	Continue and expand program to 10 certificates a year	Support an increased state allocation	DSD	General Fund	2001-2006	City continued to participate in Alameda County Mortgage Credit Certificate Program in 2006
	(M, FH, LF)					
7. Housing-Jobs Linkage Scholarship Pilot Program	Rental assistance and support services for students with families (VL, L, FH, LF)	Start pilot program	DSD	HOME Funds/CDBG	2001-2002	
8. Condominium Conversions	Ensure no undue hardship for tenants (VL, L, M, E)	Continue to enforce ordinance	PBD	General Fund	Ongoing	Ongoing
9. Housing Trust Fund	Finance ownership and rental projects (VL, L, M, FH, LF)	Study feasibility	DSD	Dedicated Housing Funds	2002	

7. Affordable Housing Unit/Fee (AHUF) Ordinance	Fund new projects and periodically adjust rate for inflation (VL, L, FH, LF)	Collect fees, monitor program, and fund projects	DSD	AHUF funds	2001-2006	Rate adjusted 2006
8. Inventory of vacant land	Annual update (A)	Field survey	PBD	General Fund	2001-2006	

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

<u>Action Plan</u>	<u>Target Objective</u>	<u>Action Needed</u>	<u>Department</u>	<u>Program Funding</u>	<u>Time Frame</u>	<u>Progress 2006</u>
<u>D. Government Process and Role</u>						
1. Technical assistance to non-profit corporations	Development and maintenance of affordable housing and associated programs (V.L, L, M, FH, LF)	Provide technical assistance	DSD	Dedicated housing funds	2001-2006	Technical Assistance to Alameda Development Corporation, Alameda Point Collaborative, Habitat for Humanity East Bay, and Resources for Community Development
2. Coordinated staff review of projects	Efficient review resulting in cost reductions (A)	Staff coordination through One-Stop Center	PBD	General Fund	On-going	Ongoing
3. Revisions to Housing Element	Update consistent with State law requirements (A)	Staff assignment	PBD/DSID	General Fund	2001	
4. Revisions to the General Plan	Revise General Plan/ residential densities and locations (A)	Revise General Plan	PBD	General Fund	2003	
5. Fair housing	Minimize housing discrimination (A)	Continue contract	DSD	CDBG	2001-2006	City contracts with Sentinel Fair Housing 2006
6. Parking standards	Use-of-in-lieu fees and variances	Study/amend Zoning Ordinance	PBD	General Fund	1999-2006	
7. Inclusionary Housing	Citywide 10% inclusionary ordinance Increase redevelopment inclusionary to 25%	Study feasibility and impact	DSD	Dedicated Housing Funds	2004	Completed
						Completed

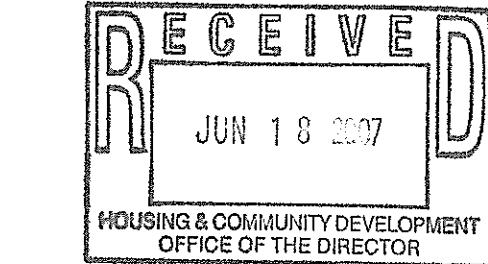


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Citywide Retail Policies: A Citywide Retail Strategy Report was completed in 2004, and the Planning Board initiated a General Plan Amendment to consider adoption of revised policies for commercial areas. The General Plan Amendment is awaiting the completion of an update to the Economic Development Strategic Plan.

Northern Waterfront: In 2006, the Draft EIR and proposed amendments were circulated. It is anticipated the General Plan Amendment will be adopted by the City Council in mid-2007.

Zoning Amendments. In 2005, the City adopted an amendment to the Zoning Ordinance related to building height to ensure conformance with General Plan policy. The City also initiated a review of the Historic Preservation Ordinance, which will be moved from the Building Code into the Zoning Ordinance.

2. City Design

The City Design Element includes policies to promote strong urban design in Alameda.

In 2005, the proposed amendments to the Historic Preservation ordinance will strengthen design review for alterations to historic structures and implement policies in the City Design Element.

In 2006, the City began consideration of reuse and restoration of the historic Carnegie Library, one of the important civic structures in the Civic Center. The City also approved the restoration of the Alameda Theater, another important structure in the Civic Center and the development of a parking garage. These actions implement policies of the City Design Element.

3. Transportation Element

The Transportation Element contains policies for streets, transportation systems management, transit, pedestrian routes, bikeways, and movement of goods.

In an on-going effort to ensure the General Plan remains current and viable, the Transportation Commission has undertaken preparation of a Transportation Master Plan that will provide an update to the 1990 Transportation Element. The Transportation Commission has completed a draft revision to the Transportation Element policies and is currently working on a draft revision to citywide street classification system and map. The proposed revisions will undergo traffic analysis and consideration for adoption into the General Plan in 2007.

4. Open Space and Conservation Element

The Open Space and Conservation Element includes policies to guide the development and management of open space lands and the conservation of both natural and cultural resources.

In 2006, the City became a member of ICLEI Local Governments for Sustainability and the City Council created the Climate Protection Task Force to assist in development of the Local Action Plan to reduce greenhouse gas emissions. The Local Action plan will possibly create new policies to be incorporated into the City's General Plan as well as implement existing Climate and Air Quality policies related to drought-resistant landscaping, the Street

Tree Management Plan, and waste reduction.

5. Parks and Recreation, Shoreline Access, Schools and Cultural Facilities Element

This element provides policies to guide decisions regarding these important public facilities.

In 2006, the City completed construction and opened the new Alameda Free Library.

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In 2006, the City hired a consultant to prepare a Density Bonus ordinance compliant with recent State Law changes to the Density Bonus provisions.

Progress through 2006 in meeting the adopted City Housing and Implementation Framework is attached.

The following table documents housing production in Alameda in 2005/2006.

Housing Produced in 2005/2006 for the 1999-2006 Regional Housing Need Allocation (RHNA).

State Identified Affordability Categories	1999-2006 RHNA (New construction goal)	Units completed 1999-2004	Units Added in 2005/2006 ¹		Total Units Added 1999-2006
			Unrestricted	Deed Restricted	
Very Low	443	264	0	36	300
Low	265	16	0	20	36
Moderate	611	106	0	14	120
Above Moderate	843	305	191	0	496
Total	2,162	691	191	80	952

Table Footnotes:

1. "Units Added" is determined by building permits finalized in 2005/2006 and CDBG Substantial Rehabilitation units during the same time period.

RECOMMENDATION:

Accept the 2005/2006 Status Report on the General Plan and forward it to the City Council, State Office of Planning and Research and the State Department of Housing and Community Development in compliance with State law.

Attachments:

1. Table II-1

City of Alameda - Housing Element 2001-2006
Table II-1

City Housing and Implementation Framework 2001-2006

A. Rehabilitation and Neighborhood Preservation

<u>Action Plan</u>	<u>Target Objective¹</u>	<u>Action Needed</u>	<u>Department</u>	<u>Program Funding</u>	<u>Time Frame</u>	<u>Progress 2006</u>
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3. Senior Housing Project	Rehabilitation of BOQ into 210 units (VL, L, E, M)	Master Developer	DSD	Dedicated Housing Funds/ Section 202/Tax Credits	2005	
4. Self-Help in Rehabilitation	Reduce rehabilitation costs (VL, L)	Continue program	DSD	CDBG	On-going	
5. Minor Home Repair	Minor home repair of 15 units per year (VL, L, M)	Continue program	DSD	CDBG	2001-2006	1 unit VL
6. Housing in Industrially-Zoned Areas	Identify areas and rezone as appropriate (VL, L, M)	Study and make recommendations	Planning and Building Department (PBD)	General Fund	2001-2002	

¹A (all groups), VL (very low income), L (low income), M (moderate income), E (elderly), FH (female head of household), LF (large family), H (homeless)

² Dedicated Housing Funds: refers to either or a combination of the Affordable Housing Unit/Fee Fund and Redevelopment 20 percent Set Aside Low and Moderate Income Housing Funds from the three project areas (AHP, BWTF, and WECIP)

Attachment #1
Item 8-A, 06/11/07
Planning Board

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

A. Rehabilitation and Neighborhood Preservation (continued)

Action Plan	Target Objective	Action Needed	Department	Program Funding	Time Frame	Progress 2006
7. Amnesty program	Legalization of up to 10 undocumented units per year (VL, L, M)	Extend program	PBD	Application fees	2001-2006	Program extended
8. Work/Live Ordinance	Amend ordinance to allow for work/live development	Study ordinance	PBD	General Fund	2001-2002	Ordinance was reviewed. No amendments were
B. Rental and Home Ownership Assistance						
Action Plan	Target Objective	Action Needed	Department	Program Funding	Time Frame	Progress 2006
1. Housing Choice Voucher	200 additional vouchers	Approval by HUD	Housing Authority	HUD	2001-2006	92 vouchers have been added in the past few years for a total of 1,675 vouchers
Program (Section 8)	(VL, L, W, FH, LF)	Increase number of rental property owners accepting vouchers	Continue program for property owner outreach strategies and incentives	HA Funds	2001-2002	There were 503 landlords on the voucher program in 2001 and there were 560 in 2006 for a total increase of 57 landlords
2. Rent Review Advisory Committee (RRAC)	Concession in 85% of cases presented. (VL, L, M, E, FH, LF)	Monitor for effectiveness	DSD	CDBG	2001-2006	Six meetings held in 2006. Nine cases, all with successful resolution.

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

B. Rental and Home Ownership Assistance (continued)

Action Plan	Target Objective	Action Needed	Department	Program Funding	Time Frame	Progress 2006
3. First Time Home Buyer Programs (DPA, CASA)	Continue programs and identify more units for sale for appropriate income	Revise CASA/DPA	DSD	Dedicated Housing Funds	Ongoing	Ongoing
	3 units per year, 2002-2003	Continue Home Buyer Assistance Workshops			4 workshops held in 2006	
	5 units per year, 2004-2006				4 loans closed in 2006	
4. Conservation of At-risk Affordable Units	Preserve 40 family units at Playa Del Alameda (VL, L, M, FH, LF)	Provide deferred loan to owner	HA	HA Funds	2000	Units continue to be preserved
5. Conserve Existing Affordable Units	Acquire and rehabilitate properties (VL, L, M, FH, LF)	Identify available and financially feasible properties	DSD	Dedicated Housing Funds	2001-2006	
6. Alameda County Mortgage Credit Certification Program (MCC)	Continue and expand program to 10 certificates a year	Support an increased state allocation	DSD	General Fund	2001-2006	City continued to participate in Alameda County Mortgage Credit Certificate Program in 2006
	(M, FH, LF)					
7. Housing-Jobs Linkage Scholarship Pilot Program	Rental assistance and support services for students with families (VL, L, FH, LF)	Start pilot program	DSD	HOME Funds/CDBG	2001-2002	
8. Condominium Conversions	Ensure no undue hardship for tenants (VL, L, M, E)	Continue to enforce ordinance	PBD	General Fund	On-going	Ongoing
9. Housing Trust Fund	Finance ownership and rental projects (VL, L, M, FH, LF)	Study feasibility	DSD	Dedicated Housing Funds	2002	

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

<u>Action Program</u>	<u>Target Objective</u>	<u>Action Needed</u>	<u>Department</u>	<u>Program Funding</u>	<u>Time Frame</u>	<u>Progress 2006</u>
C. New Housing Development						
1. Redevelopment Inclusionary Housing (APIP, BWIP, WECIP)	15% Inclusionary requirement in BWIP and WECIP and 23% in APIP. Estimated new units: 158 VL, 203 L, 328 M. (E, FH, LF, AM)	Development of housing projects per the General Plan and redevelopment project plans	DSD	Private financing/tax increments/federal and state programs	2001-2006	76 new units produced in 2006 (includes 62 units described below)
2. Alameda Point Collaborative	Develop 39 rental unit project (VL, FH)	Start joint venture with Housing Authority and Operation Dignity	HAD/SD	FISC land sale proceeds, Catellus In-lieu Inclusionary funds	2003	Joint venture completed, entitlements received, most of funding in place, construction scheduled to begin around March 2008
3. Alameda Point Collaborative Substantial Rehab	Rehabilitate 200 units of former Navy housing (VL, FH, H)	Rehabilitate and occupy units	Alameda Point Collaborative (APC)/DSD	Dedicated housing funds/ federal homeless programs/private financing	2001-2002	Completed
4. 60-unit Family Housing Project	Develop 60 ownership and rental units (VL, L, M, FH, LF)	Start predevelopment phase	HAD/SD	AHUF and 20% Set Aside Funds	2003	62 units completed 2006
5. Infill Development - New Construction/Acquisition/ Substantial Rehab	Develop approximately 70 units in new and existing projects	Initiate new projects and complete construction	HAD/SD/ nonprofit housing developers	AHUF and 20% Set Aside Funds	2001-2006	Groundbreaking on eight new units with Alameda Development Corporation and Habitat for Humanity and Development Services Department occurred in December 2006
6. School Employee Housing	Develop affordable units	Initiate programs with school district (AUSD)	DSD/AUSD	20% Set Aside Funds	2001-2006	predevelopment agreement for Island High extended in 2006

7. Affordable Housing Unit/Fee (AHUF) Ordinance	Fund new projects and periodically adjust rate for inflation (VL, L, FH, LF)	Collect fees, monitor program, and fund projects	DSD	AHUF funds	2001-2006	Rate adjusted 2006
8. Inventory of vacant land	Annual update (A)	Field survey	PBD	General Fund	2001-2006	

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

C. New Housing Development (cont.)					
<u>Action Plan</u>	<u>Target Objective</u>	<u>Action Needed</u>	<u>Department</u>	<u>Program Funding</u>	<u>Time Frame</u>
9. Mortgage revenue bonds	20 units for first-time buyers (M)	Participate in bond issue	DSD	Bonds	2001-2006
10. Homeless shelter funding	8,000 bednights at Midway Shelter per year (VL, H)	Fund and monitor program	DSD	State and Federal Programs	2001-2006
11. Re-use area special studies	Provide additional housing in appropriate re-use areas (A)	Study housing potential in re-use sites	PBD	General Fund	As sites become available
12. Second units	Development of 5 second units per year (VL, L, M)	Amend Zoning Ordinance	Planning Board	General Fund	2001-2006
13. Substantial rehabilitation program	Rehabilitation of 5 units per year (VL)	Continue	DSD	Proceeds from the revolving loan program/ CDBG	2001-2006
14. Merge Redevelopment Project Areas	Facilitate bonding of 20% Set-aside	Perform feasibility study	DSD	Dedicated Housing Funds	2002
15. Liveaboard housing	Retain and develop liveaboard units	Develop marinas and legalize existing units	PBD	General Fund	2001-2006

City of Alameda - Housing Element 2001-2006
Table II-1 (Continued)

<u>Action Plan</u>	<u>Target Objective</u>	<u>Action Needed</u>	<u>Department</u>	<u>Program Funding</u>	<u>Time Frame</u>	<u>Progress 2006</u>
D. Government Process and Role						
1. Technical assistance to non-profit corporations	Development and maintenance of affordable housing and associated programs (VL, I, M, FH, LF)	Provide technical assistance	DSD	Dedicated housing funds	2001-2006	Technical Assistance to Alameda Development Corporation, Alameda Point Collaborative, Habitat for Humanity East Bay, and Resources for Community Development
2. Coordinated staff review of projects	Efficient review resulting in cost reductions (A)	Staff coordination through One-Stop Center	PBD	General Fund	On-going	Ongoing
3. Revisions to Housing Element	Update consistent with State law requirements (A)	Staff assignment	PBD/DSD	On-going	2001	
4. Revisions to the General Plan	Revise General Plan/ residential densities and locations (A)	Revise General Plan	PBD	General Fund	2003	
5. Fair housing	Minimize housing discrimination (A)	Continue contract	DSD	CDBG	2001-2006	City contracts with Sentinel Fair Housing 2006
6. Parking standards	Use-of-in-lieu fees and variances	Study/amend Zoning Ordinance	PBD	General Fund	1999-2006	
7. Inclusionary Housing	Citywide 10% inclusionary ordinance Increase redevelopment inclusionary to 25%	Study feasibility and impact	DSD	Dedicated Housing Funds	2004	Completed